

TEARA
Estate

Lot: 9
246 Wise Street
Wainuiomata
Stage 1



Wayne Barton
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021 744 116



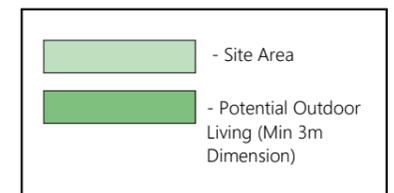
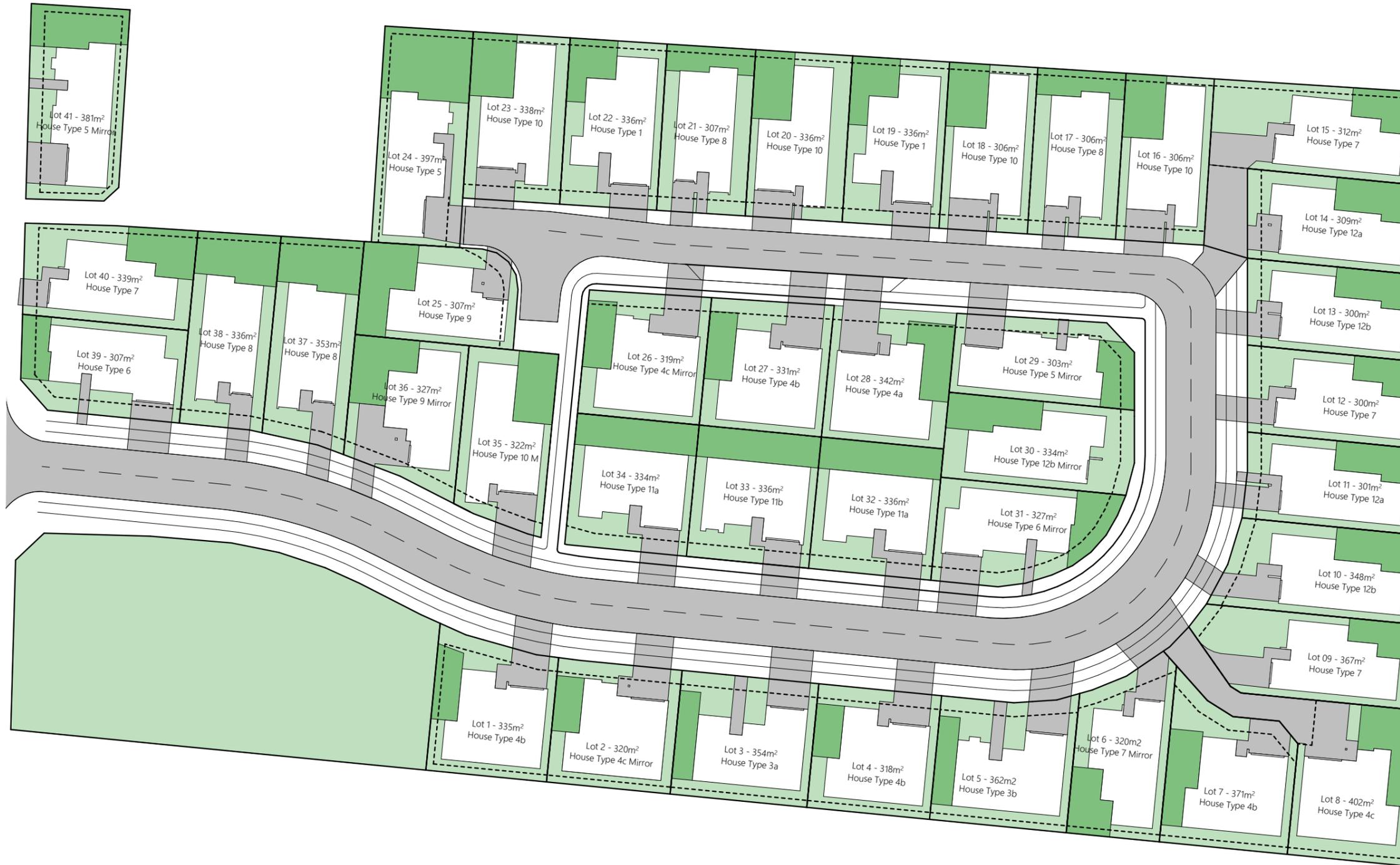
TEARA *Estate*

Lot: 9
Interior Render



TEARA Estate

Lot: 9
 Site Map
 Site Area: 367m²



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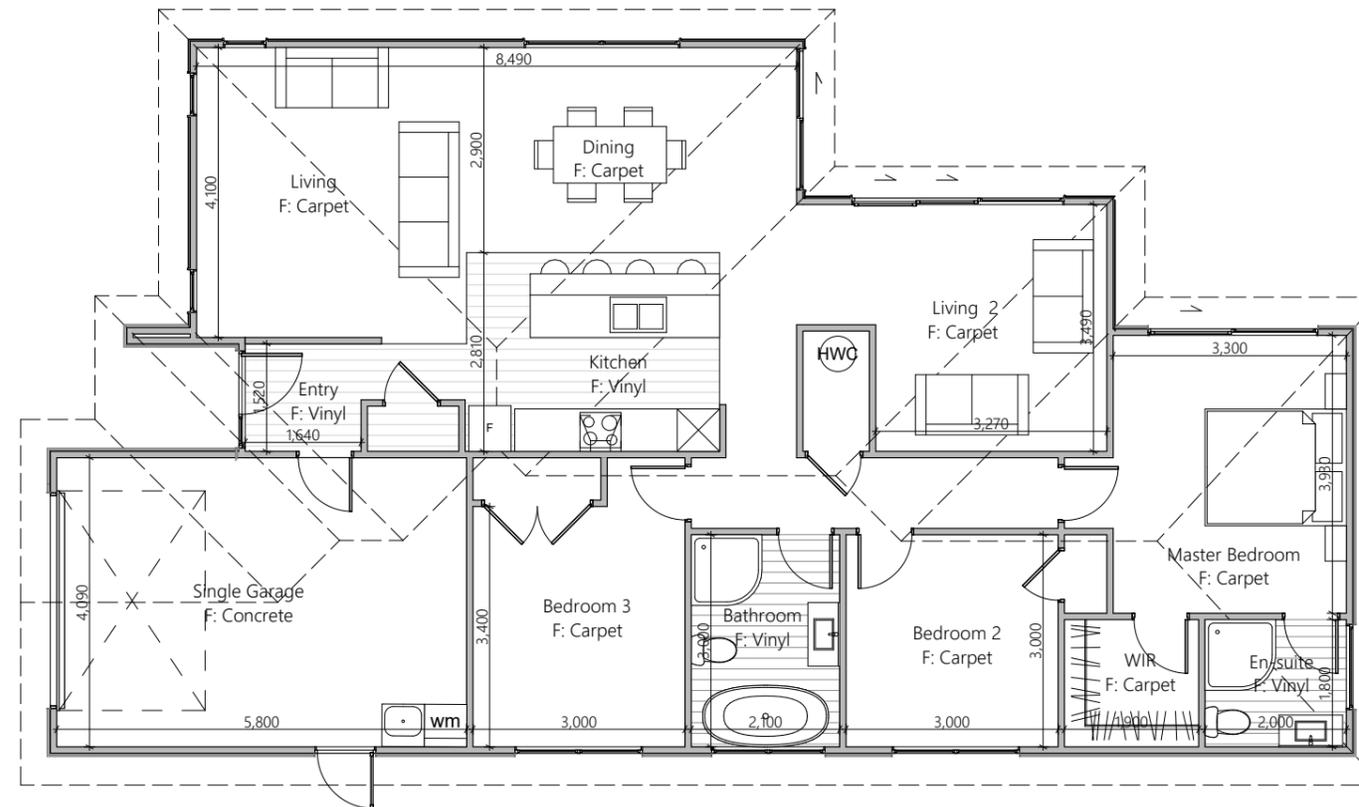
Floor Plan

Floor Area: 148m²

Cladding 1: Linear Weatherboard

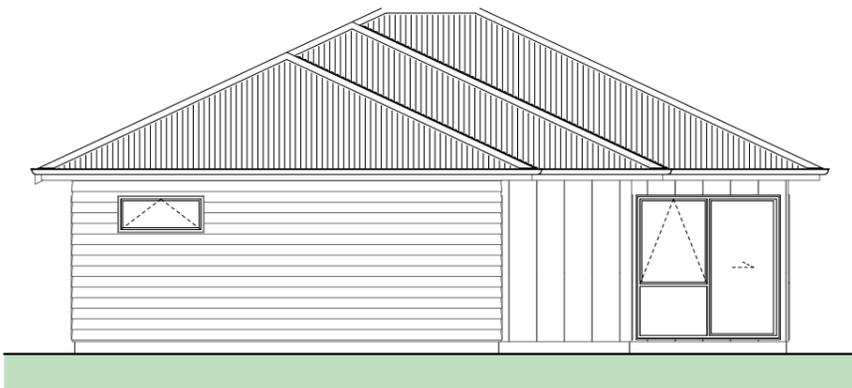
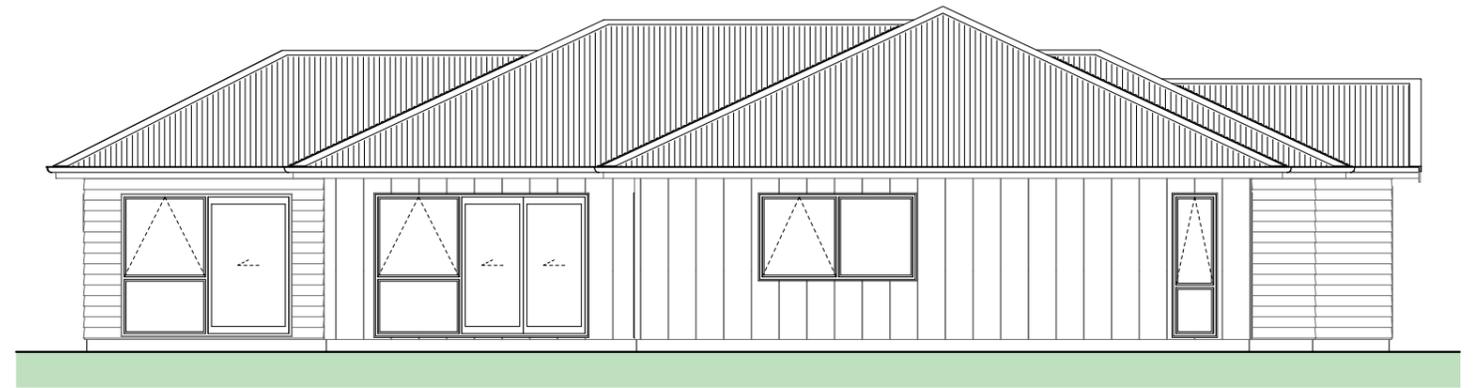
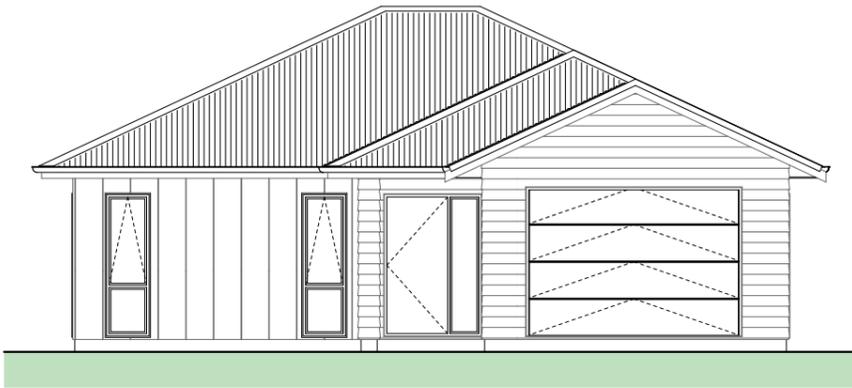
Cladding 2: Vertical Stria

Roofing: Corrugate



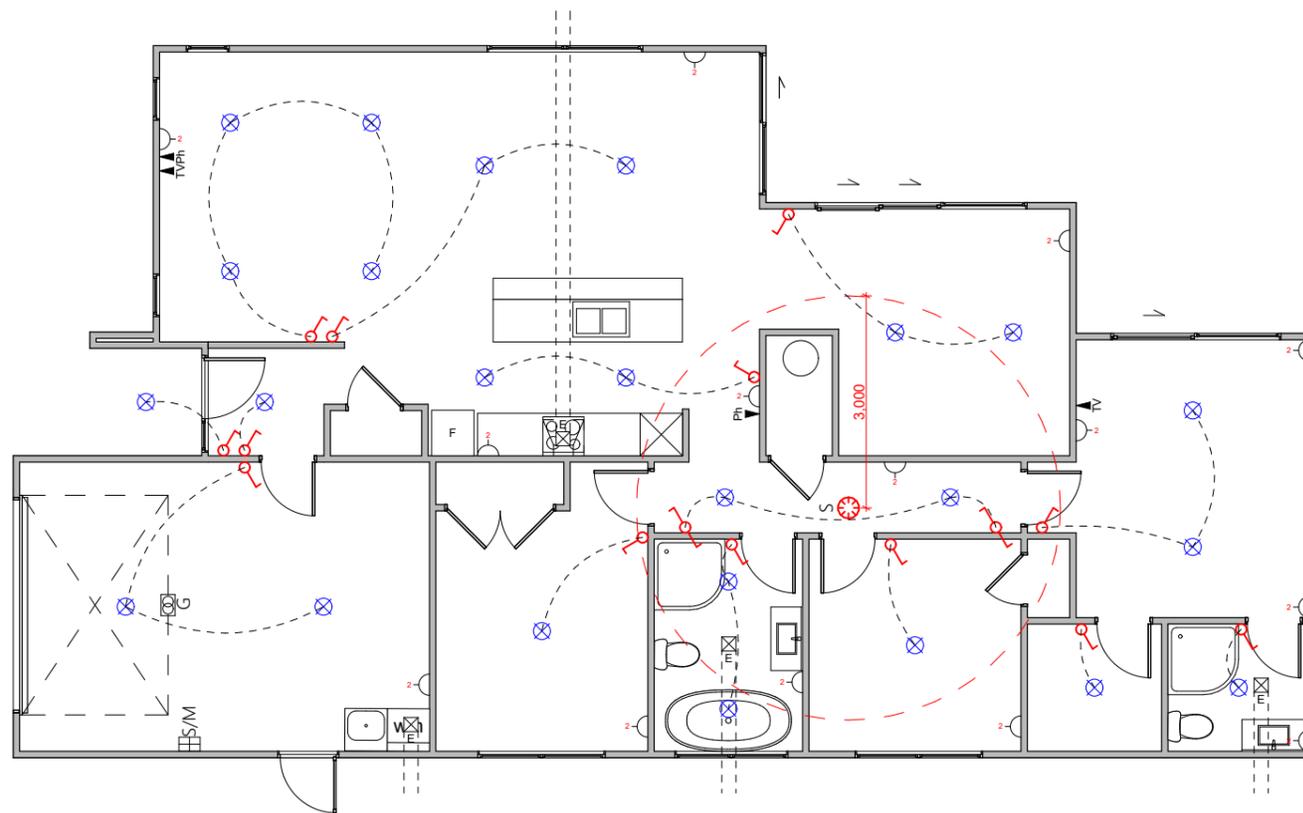
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Lot: 9
Elevations



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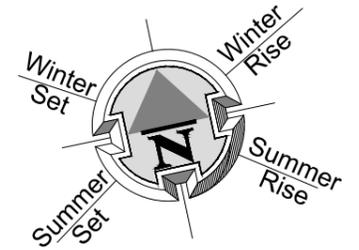
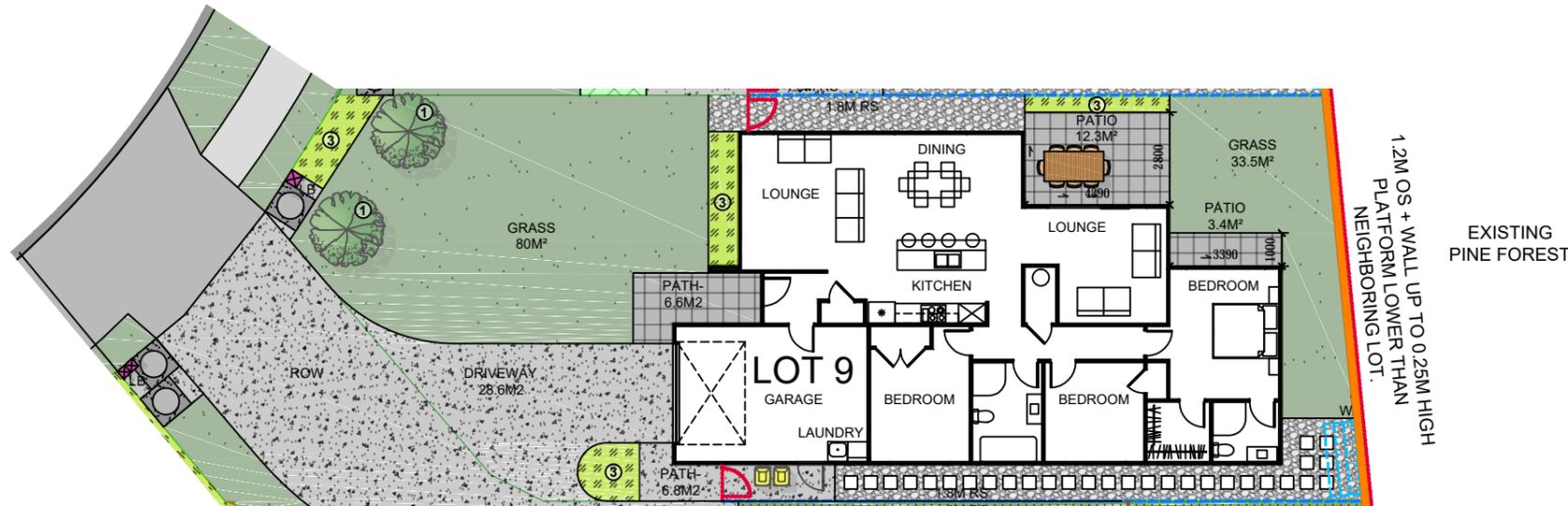


Electrical Legend

-  Light switch
-  Two way light switch
-  Feature light
-  External wall light
-  Recessed downlight
-  Ext. Security Light (Sesored)
-  Fluorescent light
-  Power point
-  Smart Meter
-  Meter box
-  Distribution board
-  Garage door motor
-  Smoke detector
-  Extractor fan
-  Phone outlet
-  Television outlet

TEARA Estate

Lot: 9 Landscape Plan



LEGEND	
	GRASS
	BRUSHED FINISH CONCRETE.
	CONCRETE- BRUSHED FINISH. (exposed aggregate finish or decorative sawcuts optional extra)
	STONES (PERMEABLE)
	FLAGSTONE STEPPING STONES
	SERVICE AREA FOR BINS.
	LETTERBOX
	WASHING LINE
	EXISTING HIGH ROUGH SAWN CLOSED BOARDED TIMBER FENCE.
	1.8M HIGH ROUGH SAWN CLOSED BOARDED TIMBER FENCE.
	1.8M HIGH OPEN SLAT SCREEN.
	1.5M HIGH OPEN SLAT FENCE.
	1.5M HIGH ROUGH SAWN CLOSED BOARDED TIMBER FENCE.
	1.2M HIGH OPEN SLAT FENCE.
	1.2M HIGH ROUGH SAWN CLOSED BOARDED TIMBER FENCE.
	SEWER PUMP MANHOLE WITH CONCRETE APRON. REFER SURVEYORS DOCUMENTATION FOR DETAILS.
	RETAINING WALL. REFER SURVEYORS DOCUMENTATION FOR DETAILS.
LANDSCAPE SCHEDULE OF AREAS:	
NET AREA:	335 M ²
PERMEABLE AREA:	109.6 M ² (32.71%)
CONCRETE:	33.6 M ²
DECORATIVE CONCRETE:	29.5 M ²
GARDEN:	18.4 M ²
LAWN:	66.5 M ²
STONES:	24.7 M ²
FENCE 1.8M RS:	- LIN. M
SCREEN 1.8M OS:	- LIN. M
FENCE SLAT 1.5M OS:	7.9 LIN. M
FENCE SLAT 1.2M OS:	- LIN. M
VEHICULAR CROSSING:	26 M ²
FENCE 1.2M F:	- LIN. M
FENCE 1.5M RS:	17.7 LIN. M
-FENCE LENGTH INCLUDES GATE. ALL GATES ARE BLACK POWDERCOATED.	
- 100X50 H5 GARDEN EDGING.	
- ALL RETAINING WALLS, BATTER BANKS, M ² AREAS, FENCING HEIGHTS AND LENGTHS ARE SUBJECT TO FINAL FINISHED GROUND LEVEL HEIGHT AND EARTHWORKS PLAN AND ARE SUBJECT TO CHANGE.	
PRINT IN COLOUR	
SCALE 1:200 @ A3	
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TYPE 1 PLANT SELECTION OPTIONS (OR SIMILAR):

KEY	DESCRIPTION	FRUIT TREE	KOWHAI	TITOKI	HOHERIA	RIBBONWOOD
	PLANT ATTRIBUTES: - FEATURE TREE					

TYPE 3 PLANT SELECTION OPTIONS (OR SIMILAR):

KEY	DESCRIPTION	APODASMA SIMILIS OIOI	ANEMANTHELE LESSONIANA 'WIND GRASS'	ARTHROPODIUM CIRRATUM 'RENGA RENGA'	ASTELIA BANKSII	HEBE	MYOSOTIDIUM HORTENSIA	MUEHLENBECKIA AXILLARIS	XERONEMA CALLISTEMON
	PLANT ATTRIBUTES: - EVERGREEN - NATIVES - 1M MAX HEIGHT								

CONTRACTOR TO ENSURE PLANTS SELECTED FOR GARDENS WITHIN 2.5M OF DRIVEWAYS HAVE A MATURE SIZE OF 1M MAXIMUM.



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EXTERIOR		
	Product	Colour/Finish
Roof	Colorsteel Corrugated	Grey Friars
Fascia/Barge Boards	Colorsteel	Tui Tuft
Spouting	Colorsteel	Grey Friars
Downpipes	Colorsteel	Grey Friars
Soffits/Eaves	Painted	Wattyl Enclose Half FN#58171
Cladding 1	Linea Weatherboard - painted	Wattyl Enclose Half
Cladding 2	Stria Vertical Cladding - painted	Wattyl Moa Double YO-11-6-31
Concrete Letterbox	Painted	Wattyl Moa Double
Garage Door	Dominator Milano Smooth	Colour: Grey Friars
Garage Door Reveal	Painted	Wattyl Enclose Half
Aluminium Joinery (with clear glass)	Powdercoated	Colour: Matt Grey Friars
Front Door	Vertical Groove	Colour: Matt Grey Friars
Front Door Handle	Residential Lever Hardware	Powdercoat finish matched to door